

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

4/14/23 10:57 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re: : Case No.: 22-20324-GLT
: Chapter: 11
David A. Golupski :
Maureen Y. Golupski :
: Date: 4/13/2023
Debtor(s). : Time: 10:30

PROCEEDING MEMO

MATTER: # 224 Omnibus Objection to Claim of KCADemolition; Kingtosh Trucking; John Lapiana; Legacy Truck Centers; Levitt Trucking Inc.; Listwak, Finke & Associates; Locke Transport 1 Inc.; Lucas-Frezzell Trucking LLC; Magnetic Lifting Technology; Matheson Tri-Gas Co.; Mayo Trucking LLC; Tony Mazzarini; Mels Truck Service; Mobile Medical Corp.; Moreneau Shepell BDALimited; Motorists Mutual Insurance; Tony Mullen; NAPA Fayette; NXT Generation Trucking LLC; Over Size Load; Pac Van; Patton Trucking; Pittsburgh Tire Service; Plum Transport; Quill Corporation; Rapid Advance; Richard Rossi; S&P Trucking LLC; Richard Serakowski/Serakowski Electric; Showerz Trucking LLC; Kevin Soles; South Hills Cement; Starr Indemnity and Liability Co.; Steel City Drug Testing; Steubenville Truck Center; Summit Mountain Tire; T Love Trucking LLC; Tim Joyce Fasteners; Tomman Trucking; US Premium Finance; Wades Body and Frame Shop; Watts Truck Center; West Penn Laco; Ziegler Tire
242 - Amended Response filed by Oversize Load, Inc.

230 Objection to Claim of McGann & Chester LLC. At claim number 52.
254 - Response filed by McGann & Chester, LLC

238 Motion to Sell Property Free and Clear of Liens under Section 363(f) and 363(b). Re: 8205 Woodbridge Pointe Drive, Fort Myers, Florida 33912 filed by the Debtors
246- CNO filed

APPEARANCES:

Debtor: Donald R. Calaiaro
Trustee: James S. Fellin
McGann & Chester: Robert Dauer

NOTES: [10:35]

Calaiaro: Has an offer of \$440,000. As is where is. Will pay off the first mortgage, and the limited mortgage of NewTek.

Court: No proof of publication on docket right now.

Calaiaro: Should be on the docket today.

Property is exposed for sale. No higher and better offers.

Calaiaro: On McGann Objection - has been in contact with Dauer, and will be able to resolve the objection.

OUTCOME:

1) For the reasons stated on the record, the *Motion for an Order Approving the Sale of Real Property Free and Clear of Liens, Claims, and Encumbrances Pursuant to Sections 363(b) and 363(f)* [Dkt. No. 238] is GRANTED upon submission of amended proposed order correcting errors discussed on the record. [Text order].

2) For the reasons stated on the record, the *Debtors' Second Omnibus Objection to Claims Against Disputed and Unfiled Claims (K-Z)* [Dkt. No. 224] is SUSTAINED. [HT to enter proposed order at Dkt. No. 224].

3) For the reasons stated on the record, the *Debtors' Objection to Claim of McGann & Chester LLC (Proof of Claim No. 52)* [Dkt. No. 230] is continued to May 1, 2023 at 10 a.m. On or before April 21, 2023, the parties shall jointly submit a stipulation under certification of counsel. [Text order].

DATED: 4/13/2023